

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**November 1, 2012  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: THOR SCORDELIS**

**VICE CHAIR: JOHN HART**

**MEMBERS: JILL BERGMAN, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**MINUTES**

[October 18, 2012](#)

**PUBLIC HEARING**

1. PLN 12-0325, PLEASANT OAKS PARK IMPROVEMENTS – 0 SANTA BARBARA ROAD *(Continued from October 18, 2012, 20 Minutes)*

[Staff Report](#)

[Exhibit A](#)

[Exhibit B Pt. 1](#)

[Exhibit B Pt. 2](#)

[Exhibit B Pt. 3](#)

[Exhibit B Pt. 4](#)

[Exhibits C - F](#)

Public hearing to consider a request for architectural review permit, minor sign adjustment (monument sign area) and sign permit approval to construct a park and recreation facility. The proposed improvements would result in new or improved facilities that include: sports fields (i.e. baseball/softball and soccer fields), picnic and playground areas, parking facilities (total of 133 on-site spaces), restroom/snack shack facility, landscaping/plantings (to include ADA compliant paths-of-travel), grading of the site and tree removal. Uses and activities currently conducted at the existing Pleasant Oaks Park would continue after construction. Improvements would also include: (1) resurfacing of the fields with natural turf only, (2) a new irrigation system that would be re-connected to the recycled water supply from the current point of connection (Central Contra Costa Sanitary District), (3) parking lot lighting for nighttime security, and (4) parking facility modifications. Assessor Parcel Number: 149-230-009.

CEQA Determination: Initial Study/Mitigated Negative Declaration.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us).

2. PLN 12-0288, NORDSTROM'S RACK LANDSCAPE AND PARKING/CIRCULATION PLAN FOR STORE ADDITION AND REMODEL – 703 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)  
[Attachments A-B](#)  
[Attachment C](#)  
[Attachments D-E](#)

Review and approval of final landscape and parking lot/circulation plans (see note section below). Assessor Parcel Number: 153-230-005.

Note: On August 30, 2012 this Architectural Review Permit request for the project was approved to include: (1) exterior improvements to a 45,800 square foot tenant space located within a 104,295 square foot multi-tenant commercial building; (2) a 1,533 square foot addition to the west (front) elevation to result in a total 47,333 square foot tenant space; (3) a modified 32-foot high main entrance element along the west (front) elevation; and (4) minor site improvements, to include landscape modifications and accessory structures along the rear elevation. At the time of approval, the Architectural Review Commission requested that final landscape and parking/circulation plans be provided to the Commission for final review and approval.

CEQA Determination: Categorically Exempt (Class 1 - Existing Facility & Class 3 - Minor Addition not in Exceedance of 2,500 square feet).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us).

3. PLN 12-0383, CORNER BAKERY FAÇADE AND PATIO IMPROVEMENTS AND SIGNAGE – 35 CRESCENT DRIVE (20 Minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider a referral from the Zoning Administrator for review and approval of an Architectural Review and Sign Permit application for exterior building improvements, including modifications to the existing outdoor seating area (including a new outdoor fireplace, seating, and patio cover), new façade treatments (building colors, awnings, exterior materials, etc.) and new signage. The project does not include any increase in building square footage beyond the existing tenant spaces. Assessor Parcel Number: 150-300-003.

CEQA Determination: Categorically Exempt (Class 1 – Minor Changes to an Existing Facility & Class 11 – Accessory Structures/Signs).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us).

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETING**

**ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on November 15, 2012, at 5:00 P.M., in the City Manager's Conference Room, 100 Gregory Lane, Pleasant Hill.